

6/16/10 10:58:26  
DK W BK 635 PG 699  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

PREPARED BY ~~AND RETURN TO:~~  
Danny L. Crotwell, Attorney  
315 East Government Street  
Brandon, Mississippi 39042  
Phone (601) 824-9955 MB #7895

Return to:  
Delgado Law Firm, PLLC  
5779 Getwell Rd., Bldg. D, Suite 5  
Southaven, MS 38672  
662-536-2120

#### WARRANTY DEED

INDEXING INSTRUCTION: LOT 14, CROSS WINDS OF CROSS CREEK  
S 12, T 3 S, R 8 W, DeSoto County, Mississippi  
PB 56, PG 35

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned,

**ROBERT R. ROWLAND, JR. AND GWYN YOUNG ROWLAND, HUSBAND AND WIFE,  
GRANTORS,**

Address: 315 E. Government St., Brandon, MS 39042  
Phone No.: 601-824-9955 work No. n/a

do hereby sell, convey and warrant unto

William W. Bentley, a single person

Address: 1052 Cross Winds Dr., Hernando, MS 38632

Phone No.: 662-349-4295

Work No. N/A

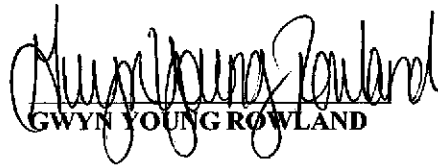
as Joint Tenants with full rights of survivorship and not as Tenants in Common, Grantees, all her right, title and interest in and to the following described land and property situated in DeSoto County, State of Mississippi, to-wit:

LOT 14, CROSS WINDS OF CROSS CREEK, in Section 12, Township 3  
South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded  
in Plat Book 56 at Page 35, in the Chancery Clerk's Office of DeSoto County,  
Mississippi.

This conveyance is subject to all protective covenants, rights of way, easements, mineral reservations or mineral conveyances of record pertaining to the subject property.

It is understood and agreed that taxes for the year 2010 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor agrees to pay to the Grantees any deficit on an actual proration and, likewise, the Grantees agree to pay to the Grantor any amount overpaid by the Grantor.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 5th day of February, 2010.

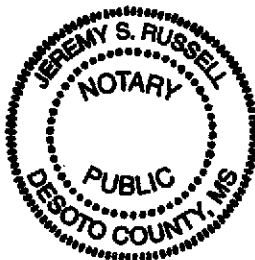
  
GWYN YOUNG ROWLAND

STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named **GWYN YOUNG ROWLAND**, who acknowledged to me that she executed, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

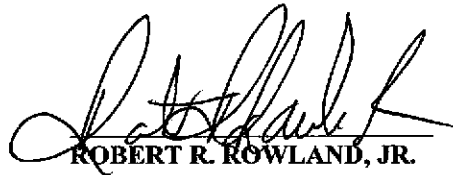
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th DAY OF February, 2010.



Notary Public State of Mississippi  
At Large  
My Commission Expires  
January 1, 2011  
BONDED THRU  
HEIDEN, BROOKS & GARLAND, INC.

  
NOTARY PUBLIC

WITNESS THE SIGNATURE OF THE GRANTOR, this the 5th day of February, 2010.

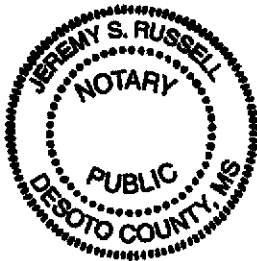
  
ROBERT R. ROWLAND, JR.

STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named **ROBERT R. ROWLAND, JR.**, who acknowledged to me that he executed, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th DAY OF February, 2010.



Notary Public State of Mississippi  
At Large  
My Commission Expires  
January 1, 2011  
BONDED THRU  
HEIDEN, BROOKS & GARLAND, INC.

  
NOTARY PUBLIC